

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, June 4, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Shane Grimm, Department of Planning and Zoning.

The following members were in attendance:

Len Walinski	Health Department
Robin Wales	Department of Emergency Services
Bill Snyder	Harford County Fire/EMS
Mike Rist	DPW Engineering
Shane Grimm	Planning and Zoning
Mark Logsdon	Sheriff's Office
Darryl Ivins	DPW Water and Sewer
Rich Zeller	State Highway Administration

Also in attendance were:

Valek Zarski, Baltimore Land Design Group
David deVilliers, FRP Lakeside LLC
Jay & Karen Goettner

Shane Grimm, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there are two plans on the agenda. Mr. Grimm explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

LAKESIDE BUSINESS PARK – PRELIMINARY LOTS 8A & 9A

Located on the north side of Lakeside Blvd; between Quarry Drive & Edgewood Road (Route 755). Tax Map 61; Parcel 649; Lots 8, 9 & 10. First Election District. Council District F. Planner Shane.
Plan No. P14-053 Revise 2 lots into 2 lots; 14.57 acres; LI.
Received 05-07-14 FRP Lakeside LLC #3/Baltimore Land Design Group, Inc.

LAKESIDE BUSINESS PARK – SITE LOTS 8A & 9A

Located on the north side of Lakeside Blvd; between Quarry Drive & Edgewood Road (Route 755). Tax Map 61; Parcel 649; First Election District. Council District F. Planner Shane.
Plan No. S14-054 Construct 215,710 sf office/warehouse bldgs.; 14.57 acres; LI.
Received 05-07-14 FRP Lakeside LLC #3/Baltimore Land Design Group, Inc.

Valek Zarski of Baltimore Land Design Group presented the plans. This project is the last piece of land to develop in the business park. It proposes combination of existing Lots 8, 9 and 10 to create Lots 8A and 9A. Two office/warehouse buildings, typical for the site, are proposed with

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a total of approximately 215,000 square feet with shared parking. All utilities to include, water, sewer and stormdrains are existing and have been extended to the right of way. Stormwater management and reforestation have been addressed as well as any required off-site improvements.

A Community Input Meeting was held on April 28, 2014 during which the owners of the property adjacent to Lot 7 identified an existing, recorded drainage and utility easement through the parking lot of Lot 7 to extend sewer service. They would like work with the developer to relocate the easement and prepare plans for the sewer to go through Lot 8A now instead of through a paved area.

Emergency Services - Robin Wales

As to the preliminary plan, Lot 8A will remain to use the address of 1503 Quarry Drive and Lot 9A Building A will use the address 2211 Lakeside Boulevard. In the event of multiple businesses in the building, 2213 can be used as well.

As to the site plan, public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 sf, higher than 50 ft, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. The Department of Emergency Services will test coverage in the facility once construction is finished. Call 410-638-4900 for assistance.

The Department is requesting the buildings display 10"-12" address numbers and letters, including street name, which are clearly visible from Lakeside Boulevard and Quarry Drive.

The Department must have a list of at least three emergency contacts for notification, response and securing purposes if the facilities are not in operation 24 hours a day.

Volunteer Fire and E.M.S. – Bill Snyder

Both buildings with an automatic sprinkler system or a supervised, automatic fire detection system shall have a Knox Box installed per NFPA 1, Part III, 3-6. 2211 and 2213 Lakeside Boulevard should both have key boxes installed at their main entrances. They shall be keyed for the Abingdon Fire Company: 410-638-3955.

Usage of non-combustible landscaping directly next to the buildings is recommended. Traditional, wooden mulch increases the likelihood of nuisance fires from outdoor smoking.

Health Department – Len Walinski

The site shall be serviced by public water and sewer.

If the site will be used for food storage or processing, review will be required by the Department of Health and Mental Hygiene (DHMH), Division of Food Control. Questions regarding this review should be directed to Gwendolyn John at 410-767-8412.

If a snack bar or vending machine area is planned, review may be required from the Health Department's Division of Food Control. Questions regarding this review should be directed to Lisa Kalama at 410-877-2332.

If the office building is occupied by dental/medical offices, certain permits and registrations are required from Maryland Department of the Environment (MDE).

Facilities that generate medical waste require that the facility choose a licensed medical waste hauler and that the waste hauler obtain an EPA identification number for that particular facility.

Facilities that conduct x-rays are required by MDE Air and Radiation Management Administration to be registered. Questions regarding this registration should be directed to the Radiological Health Program at 410-537-3193.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Water and Sewer – Darryl Ivins

The following comments shall be included as conditions of preliminary plan approval for the above-described project:

The unused water and sewer services to existing Lot 10 must be abandoned at the mains as part of the utility work for this project. These services and an abandonment note must be shown on the utility drawings submitted with the Commercial Application.

The water utility configurations shown on this plan will require inside meter settings.

A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement.

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The water utility configurations shown on this plan will require inside meter settings.

A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement.

The Commercial Service Application Number 19763 must be added to the title block of the site plan submitted with the Application for approval.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact Ms. Patti Bankert of the Division of Water and Sewer New Connection Services at 410-638-3300 x1467 for additional information.

Trees may not be placed within the drainage and utility easements or within fifteen feet (15') of existing or proposed utilities. The Division of Water and Sewer must have an opportunity to review the landscaping plan before it is approved by the Department of Planning and Zoning, to

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verify that this condition has been met. Approval of the Commercial Application for this project will not be granted until the landscaping plan is acceptable to the Division of Water and Sewer.

DPW – Engineering – Mike Rist

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater quantity management has been provided in the Regional Facility.

Quality management must be provided for this site in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept must be submitted for review and approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the regional stormwater management facility (ies) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents.

Maintenance of on-site stormwater facilities is the responsibility of the lot owner.

Commercial access permits are required for this site.

Site entrances shall have adequate sight distance for a 35 mph design speed.

The entrance widths shall be 25' with 35' minimum curb radii of 35' with 25' radii respectively.

Sidewalk handicap ramps shall be constructed at the entrances.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

Computations are required to ensure the existing storm drain system is adequate to handle the additional runoff from the site.

Sheriff's Office – Mark Logsdon

No comment.

State Highway Administration – Rich Zeller

This project is grandfathered as the conditions of the previous traffic study have been satisfied. No access permit is required.

Department of Planning and Zoning – Shane Grimm

A cost estimate for the landscaping plan will need to be provided. A landscaping bond will be required prior to the issuance of the grading permit.

A photometric plan is required for all site lighting prior to approval of this plan.

The stormwater management concept plan must be submitted and approved prior to site plan approval.

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Comments were invited from the public:

Jay Goettner, 1520 Edgewood Road, asked what would be required to move the easement. His is working with the landowner and asked about the County's position.

Mr. Ivins responded that he had not looked at the topography but that the easement was recorded for the purpose of serving the remaining properties with sewer. If a different location can work, the County would agree to moving the easement. He noted that if it were to be located in the drive aisle area of the lot, the engineer should be aware of the proposed fire loop and remain a minimum of 10' away. Public construction drawings would be required.

Mr. Zarski explained that the easement was originally located on Lot 7 since it was developed earlier and the County wanted to ensure a way of serving the adjoining property(ies). He thought the grading would not be a problem.

Meeting adjourned at 9:16 a.m.